

**PARK COUNTY BOARD OF COMMISSIONERS
PLANNING DEPARTMENT STAFF REPORT**

Board of County Commissioners Hearing Date: March 17, 2026

To: Board of County Commissioners

Date: March 6, 2026

Prepared by: Julie Esterl, Senior Planner – Baseline Corporation

Case #: A25-0091

Subject: Bailey Water & Sanitation District (BWSD) – Salzamar Minor Subdivision

Request: The applicant proposes to subdivide a 33.58 acre property into three lots for the purpose of creating a 0.22 acre lot for the development of a water treatment plant.

Application Summary:

Applicant:	Miguel A. Garcia, Vice President, Board of Directors - Bailey Water and Sanitation District Anita L. Marchant, District Attorney - Foothills Legal Solutions, LLC
Owner:	Salzamar Properties, LLC - John Bezzant, Member/Manager
Location:	19 County Road 64A, Bailey, CO
Existing Zone District:	Residential and Commercial
Surrounding Zoning:	Residential, Commercial, and Conservation/Recreation
Lot Size:	33.58 acres
Existing Use:	Single-Family Residence in Residential Zone District Vacant in Commercial Zone District
Proposed Use:	Bailey Water & Sanitation District Water Treatment Plant on the proposed 0.22 acre Lot 2, Salzamar Minor Subdivision

Background:

Bailey Water and Sanitation District (BWSD) is in the process of a needed replacement of the water treatment facility originally constructed in the late 1960s in the southwest portion of Bailey on the south side of US Highway 285. Because expansion of the facility directly to the west of the property is limited due to right-of-way easements, flood zones, and stormwater facilities, BWSD has reached an agreement with Salzamar Properties, LLC (Salzamar) to purchase a portion of their 33.58-acre property located approximately 200-feet west of the existing facility. The Purchase and Sale Agreement between BWSD and Salzamar, as well as the Park County Land Use Regulations require the legal subdivision of the property prior to transfer of ownership and development.

Existing Conditions:

The property is split zoned with Commercial zoning on the north portion along USH 285, and Residential zoning on the remainder of the property. One single-family home is located on the eastern portion of the property and the remainder of the property is vacant. The residence gains access to the property from County Road 64A. The existing BWSD facility is located on a tract north of, and adjacent to, the Salzamar property, and has direct access to USH 285.

The northern portion of the property is bisected by the North Fork of the South Platte River. A 100-year floodplain exists over and on either side of the river, designated as Zone A.

A number of easements are noted in the Title Commitment, and have been shown on the plat including the Denver Municipal Water Works right-of-way, Bailey Water District access easement, and a CDOT permanent easement.

Proposal:

The Salzamar Minor Subdivision proposes to create three lots from the existing 33.58-acre property. Lot 1 (3.06-acres) and Lot 2 (0.22-acres) are located on the north side of the North Fork of the South Platte River, and will have shared access to USH 285 by a 24-foot mutual access and maintenance easement dedicated by the Salzamar Minor Subdivision. Lot 3 (30.30-acres) is located on the south side of the river, contains the existing single-family residence, and has existing access from County Road 64A. There are no development plans proposed for Lot 1 or Lot 3. The proposed BWSD water treatment plant is proposed for Lot 2.

While a small portion of the southeast corner of Lot 2 is located within Zone A of the floodplain, the proposed 30'x50' facility building is not located in the floodplain. In addition, the letter from the project engineer, Element, indicates that the building site will be elevated by 3-feet from the nearest estimated base floodplain elevation (BFE).

Referral Comments:

1. Park County Assessor: No conflicts.
2. Park County Advisory Board on the Environment: ABE found no wildlife or environmental concerns. ABE further recommends that the Army Corp of Engineers and the Colorado Department of Public Health and Environment be consulted regarding this application because of the proximity of the new water treatment facility to the South Platte River.
3. Colorado Department of Transportation (CDOT):
 - CDOT Access and Utility permits are required.
 - The existing access permit will need to be updated prior to subdivision approval.
 - Lots 1 & 2 must share state highway access. State highway access will not be allowed for Lot 3 as it has access to the local road.
 - The access will be required to be surfaced with pavement per CDOT standards from the highway roadway to the right-of-way line.
 - Planning should be underway to relocate the bulk water fill station as access maybe restricted in the future.

4. Colorado Natural Gas: The proposed 3-lot subdivision of a 33.56-acre property for the purpose of creating a 0.22-acre lot for a proposed water treatment facility is located in Colorado Natural Gas certified service territory. Colorado Natural Gas has no objection to the land development application Case #: A25-0091. Please call 811 prior to digging!
5. CORE Electric: No concerns or comments.
6. Platte Canyon School District 1: No concerns or comments
7. Park County Public Works: No response
8. Park County Public Health: No response
9. Colorado Parks and Wildlife: No response
10. Park County Heritage and Tourism: No response
11. Platte Canyon Fire Protection District: No response

Planning Review:

Access and Parking: Access has been considered for all proposed Lots. CDOT has provided comments on the need for access and utility permits for USH 285, including the need for the existing access permit to be updated prior to subdivision approval. As such, CDOT access permitting is included as a condition of this approval. On-site parking has been provided.

Subdivision Standards: All items from the application checklist have been provided, however, the Title Commitment that was submitted with the application (Fidelity National Title Insurance Company, dated May 22, 2025) is not the same as the Title referenced on the plat (First American Title Insurance Company, dated October 31, 2022). Reconciliation of this discrepancy is a condition of Planning Commission recommendation of approval. New Title was submitted by the applicant (Fidelity National Title Insurance Company, dated January 28, 2026) and forwarded to the Surveyor for corrections to the minor subdivision plat. At the time of writing this staff report, the updated plat has not been received. Therefor the reconciliation of the Title remains as a condition of approval.

Zoning and Proposed Use: Proposed Lot 2 is zoned Commercial. The proposed use of Lot 2 is a water treatment plant, which qualifies as a Major Utility Facility as defined in the Land Use Regulations. Major Utility Facilities are allowed in the Commercial Zone District only after the issuance of a Conditional Use Permit (CUP). The applicant has submitted a CUP application which is being reviewed in conjunction with this minor subdivision application, and will be presented to the Planning Commission immediately after action is taken on this application.

Development Standards: The development standards for Lot 2, zoned Commercial include:

- Floor area – No maximum and no minimum requirement
- Lot Area – No minimum requirement
- Structure height – 40-feet. The proposed building is approximately 20-feet, and complies.
- Setback from any watercourse – 50 feet. The building is setback approximately 88-feet, and complies.
- Setback from any wetland – no wetlands identified.
- Front setback to State/Federal highway – 10 feet. The closest point of the building to USH 285 is approximately 16 feet, and complies.
- Front setback to all other roads – 5 feet. Not applicable.

- Side setback – 0 feet.
- Rear setback – 5 feet. The building is approximately 30-feet from the rear property line, and complies.

Floodplain: Floodplain mitigation appears to have been addressed, however, per Article 7, Division 10 – Floodplain Protection, a Floodplain Development Permit is required to ensure conformance with the provisions of the ordinance. This will be addressed with the review of the Conditional Use Permit.

Referral Comments: Most agencies had no comments or no response. The Park County Advisory Board on the Environment recommends referral to the Army Corp of Engineers and the Colorado Department of Public Health and Environment. At the Planning Commission meeting, the applicant indicated that both of these agencies had reviewed the application, as well as Denver Water. Copies of these three agency review comments have been provided with the referral documents.

Land Use Regulations and Strategic Master Plan:

Each of the standards for approval of a Minor Subdivision (LUR Section 6-303 of Article VI) is addressed below.

A. The proposed subdivision conforms to all applicable requirements for the zone district in which the property is located, including but not limited to requirements for setbacks, height, floor and lot areas, and minimum lot sizes.

Lot 2 conforms to all applicable requirements of the Commercial Zone District. There are no development plans for Lot 1 or Lot 3.

B. The proposed Minor Subdivision meets or satisfies all applicable requirements of these Land Use Regulations.

Upon completion of the review and correction of the Title Commitment discrepancy, this minor subdivision conforms to the Land Use Regulations for subdivision standards. It also conforms to land use standards for access and parking. The proposed use will require a Conditional Use Permit, and development within the floodplain will require a Floodplain Development Permit.

C. The proposed Minor Subdivision substantially conforms to the goals and policies of the Strategic Master Plan to the extent that such advisory provisions do not conflict with provisions or requirements of the Land Use Regulations and to the extent that such goals and policies set forth requirements which are sufficiently specific to permit the Planning Commission or the BOCC to decide that such application or subdivision meets or fails to meet such goal or policy.

The proposed minor subdivision will allow for improvements to water supply and quality for customers of the Bailey Water and Sanitation District. This conforms with the 2016 Strategic Master Plan Chapter 2.5 - Water Supply, Conservation and Stream Corridor Restoration, and specifically Goal 5.2 – Build and maintain water supply for the future.

D. The proposed Minor Subdivision (both during and following construction) will not result in substantial adverse impacts upon adjacent property or the public health, safety, and welfare of Park County residents.

There are no anticipated substantial adverse impacts to adjacent properties from this subdivision.

E. The proposed Minor Subdivision will obtain water and wastewater services from sources and facilities meeting the requirements of Divisions 7 and 8 of Article VII.

The proposal will not create additional residential lots, and therefore does not propose additional water or wastewater services. However, the proposal will improve water quality and distribution within the Bailey Water and Sanitation District.

F. Where Public Improvements are proposed to serve the subdivision, the Applicant has executed a Subdivision Improvement Agreement in a form recommended for approval by the Board of County Commissioners and the County Attorney, which adequately secures the timely and complete construction of the Public Improvements in accordance with these Land Use Regulations or other applicable design and construction standards.

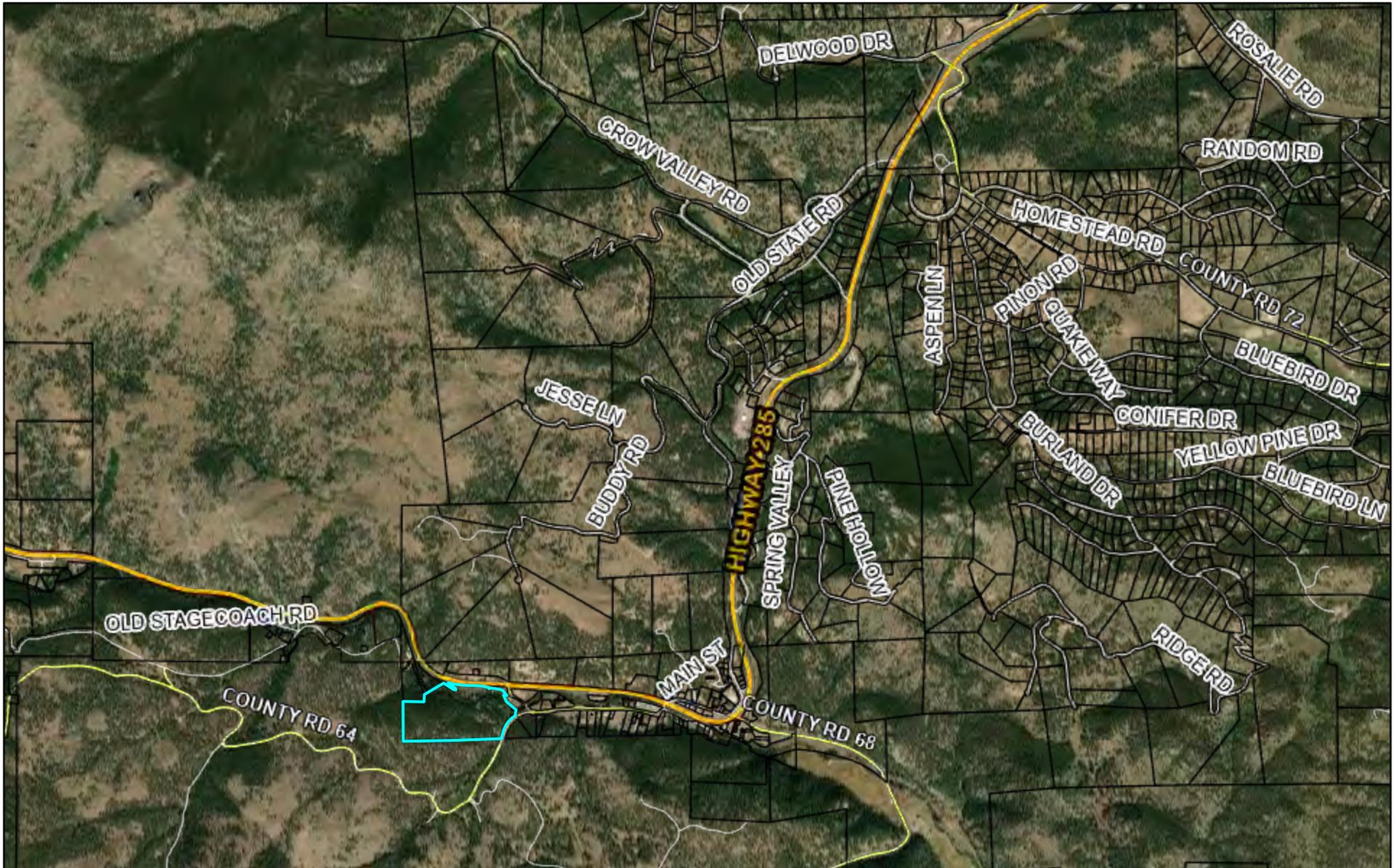
No traditional public improvements are proposed to serve this subdivision. The subdivision is proposed in order to provide water to existing and future customers of the Bailey Water and Sanitation District.

Recommendation:

Staff recommends that the Salzamar Minor Subdivision be recommended for approval to the Board of County Commissioners with the following conditions.

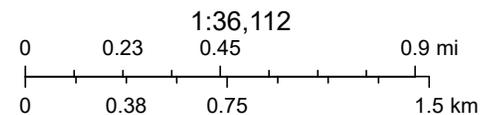
1. Update the existing CDOT access permit.
2. Update the minor subdivision plat to be consistent with the current Title Commitment.

Park County Map



10/21/2025, 1:09:20 PM

-  County Line
-  County Roads
-  Parcels
-  Minor Roads
-  Highways

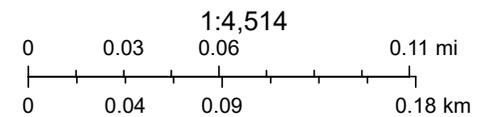


Maxar

Park County Map

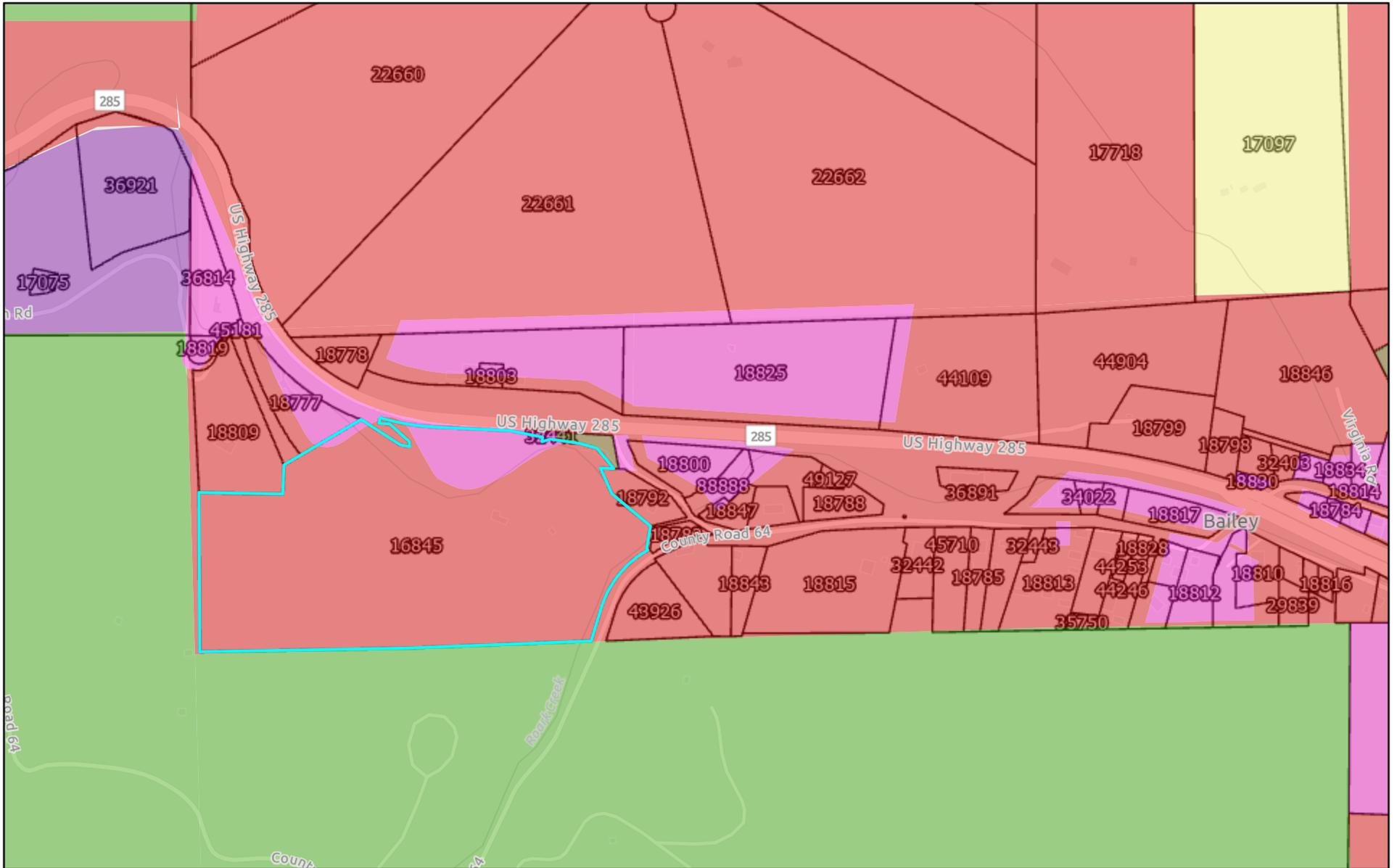


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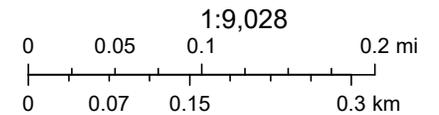
Vantor

Zoning Map



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- | | | |
|--------------|--------------------------|------------------------|
| Zoning | Conservation/Recreation | Rural Center Mixed Use |
| Agricultural | Planned Unit Development | Parcels |
| Commercial | Residential | |



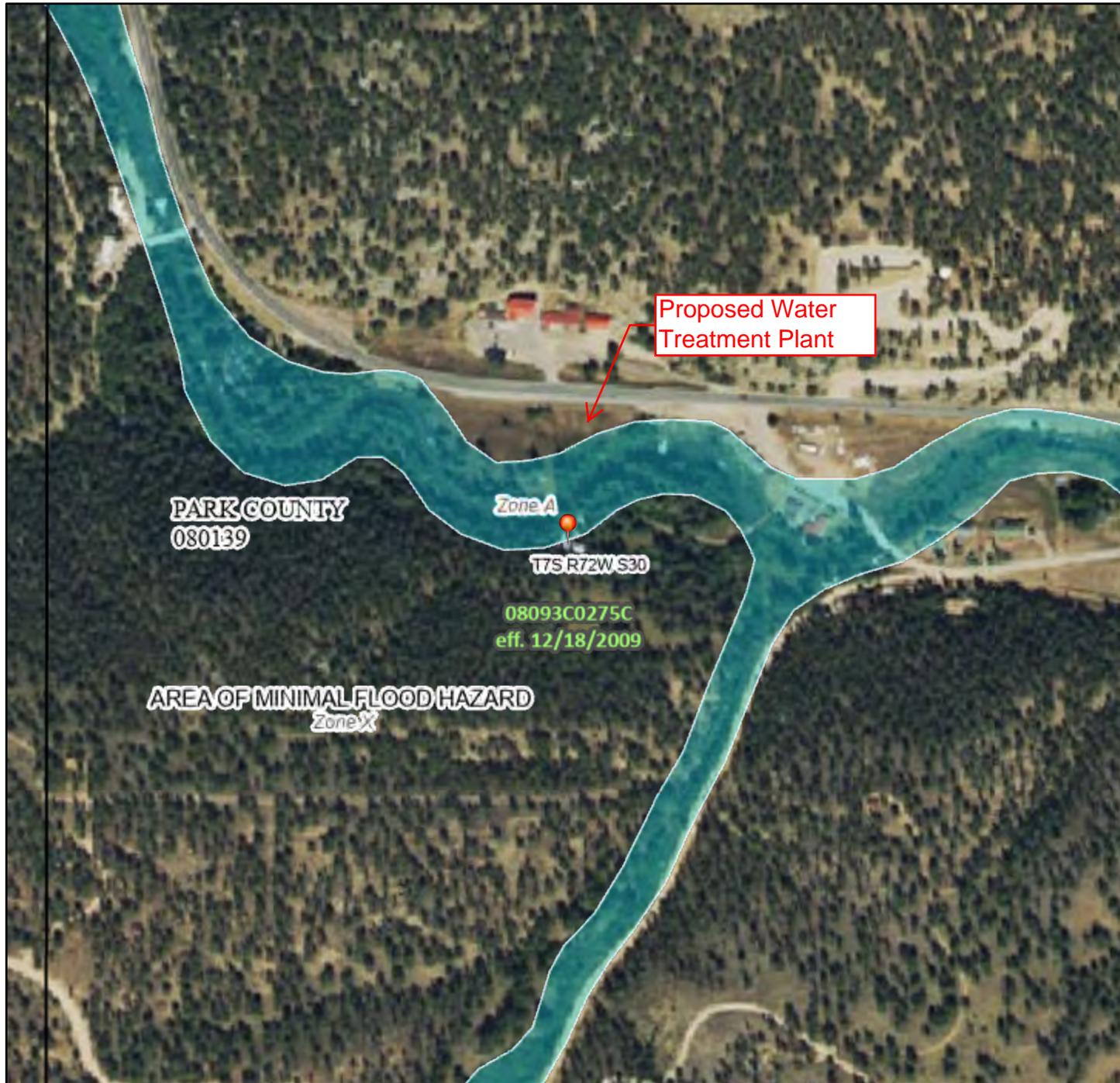
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin,

Park County
 For informational use only.

National Flood Hazard Layer FIRMette



105°29'40"W 39°24'36"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

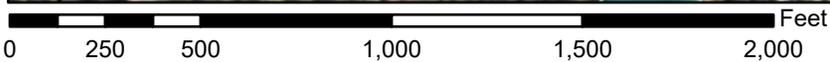
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/18/2026 at 9:48 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



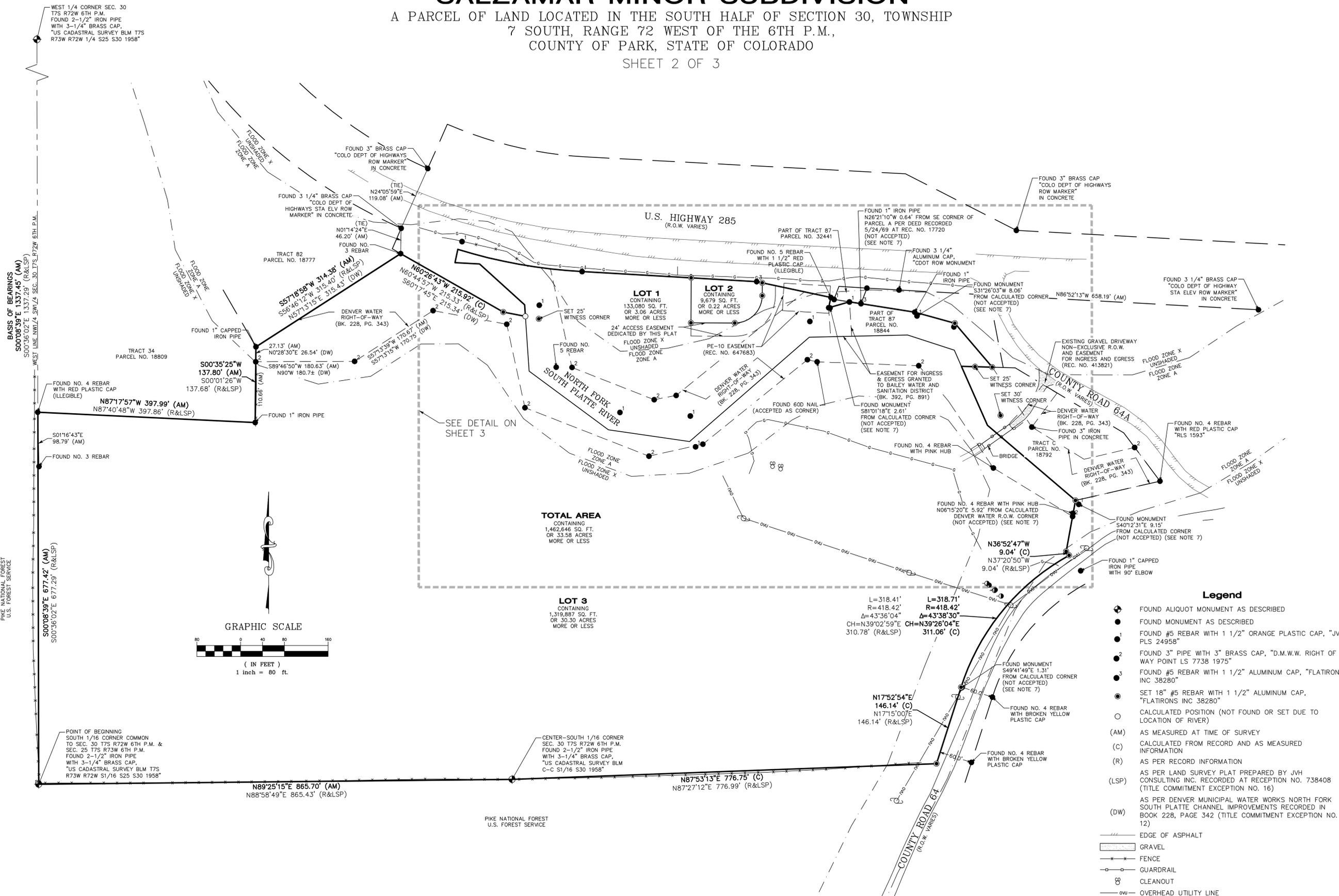
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105°29'2"W 39°24'8"N

Basemap Imagery Source: USGS National Map 2023

SALZAMAR MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP
7 SOUTH, RANGE 72 WEST OF THE 6TH P.M.,
COUNTY OF PARK, STATE OF COLORADO
SHEET 2 OF 3



REVISION	DATE
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**SALZAMAR
MINOR SUBDIVISION**

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Land Surveying Services
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BOULDER, CO 80301
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SUITE 209
DENVER, CO 80221
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(303) 936-6997

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JOB NUMBER:
25-83,315

DATE:
01-27-2026

DRAWN BY:
R. SLAGLE

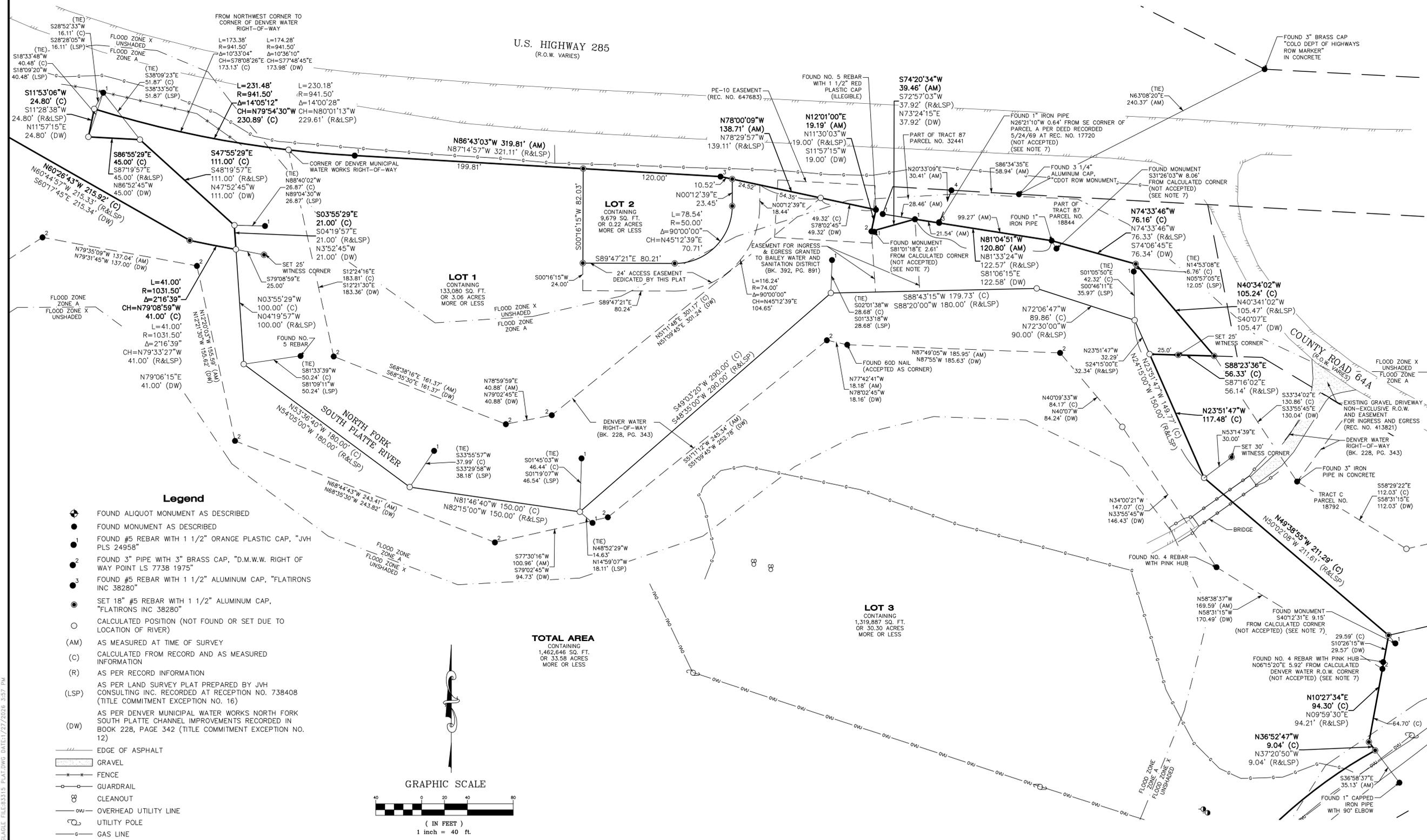
CHECKED BY:
JJK/DAW

SHEET 2 OF 3

BY:RSLAGLE FILE:83315 PLAT.DWG DATE:1/27/2026 3:57 PM

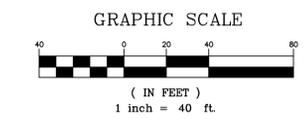
SALZAMAR MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP
7 SOUTH, RANGE 72 WEST OF THE 6TH P.M.,
COUNTY OF PARK, STATE OF COLORADO
SHEET 3 OF 3



- Legend**
- FOUND ALIQUOT MONUMENT AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - FOUND #5 REBAR WITH 1 1/2" ORANGE PLASTIC CAP, "JVH PLS 24958"
 - FOUND 3" PIPE WITH 3" BRASS CAP, "D.M.W.W. RIGHT OF WAY POINT LS 7738 1975"
 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS INC 38280"
 - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS INC 38280"
 - CALCULATED POSITION (NOT FOUND OR SET DUE TO LOCATION OF RIVER)
 - (AM) AS MEASURED AT TIME OF SURVEY
 - (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
 - (R) AS PER RECORD INFORMATION
 - (LSP) AS PER LAND SURVEY PLAT PREPARED BY JVH CONSULTING INC. RECORDED AT RECEPTION NO. 738408 (TITLE COMMITMENT EXCEPTION NO. 16)
 - (DW) AS PER DENVER MUNICIPAL WATER WORKS NORTH FORK SOUTH PLATTE CHANNEL IMPROVEMENTS RECORDED IN BOOK 228, PAGE 342 (TITLE COMMITMENT EXCEPTION NO. 12)
 - EDGE OF ASPHALT
 - GRAVEL
 - FENCE
 - GUARDRAIL
 - CLEANOUT
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - GAS LINE

TOTAL AREA
CONTAINING
1,462,646 SQ. FT.
OR 33.58 ACRES
MORE OR LESS



REVISION	DATE
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8	
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10	

**SALZAMAR
MINOR SUBDIVISION**

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Land Surveying Services
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DENVER, CO 80221
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(303) 936-6997

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SUITE 395
LONGMONT, CO 80501
(303) 776-1733
(303) 443-7001



DRAFT
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WILL HAVE REVISION
AND SIGNATURE

JOB NUMBER:
25-83,315

DATE:
01-27-2026

DRAWN BY:
R. SLAGLE

CHECKED BY:
JKJ/DAW

SHEET 3 OF 3

Park County Planning Department Referral List, January 2023

Case No. A25-0091

Case Name BWSD-Salzamar Minor Subdivision

*See C.R.S. §30-28-136 for referral requirements for
Major Subdivision Sketch Plans and Preliminary Plans.*

INTERNAL AGENCIES

- | | |
|--|--|
| <input checked="" type="checkbox"/> Assessor
county.assessor@parkcountyco.gov | <input checked="" type="checkbox"/> Heritage and Tourism
heritage.tourism@parkcountyco.gov |
| <input type="checkbox"/> Building Department
county.building@parkcountyco.gov | <input type="checkbox"/> Human Services
human.services@parkcountyco.gov |
| <input type="checkbox"/> Communications Center
911.dispatch@parkcountyco.gov | <input type="checkbox"/> Information Services
it@parkcountyco.gov |
| <input type="checkbox"/> Emergency Management
emergency.management@parkcountyco.gov | <input checked="" type="checkbox"/> Public Health
public.health2@parkcountyco.gov |
| <input type="checkbox"/> Environmental Health Department
environmental.health@parkcountyco.gov | <input checked="" type="checkbox"/> Public Works
public.works@parkcountyco.gov |
| <input type="checkbox"/> Geographic Information Systems
county.gis@parkcountyco.gov | |

EXTERNAL AGENCIES

Fire and Emergency Service Districts

- | | |
|---|--|
| <input type="checkbox"/> Elk Creek Fire Protection District
jware@elkcreekfire.org | <input type="checkbox"/> Northwest Fire Protection District
chief@nwfpd.org |
| <input type="checkbox"/> Hartsel Fire Protection District
chief@hartselfire.org | <input checked="" type="checkbox"/> Platte Canyon Fire Protection District
pcfpdchief@gmail.com |
| <input type="checkbox"/> Jefferson/Como Fire Protection District
bruce@jcfpd.org | <input type="checkbox"/> South Park Ambulance District
chief@southparkambulance.com |
| <input type="checkbox"/> Lake George Fire Protection District
susan@lakegeorgefire.com | <input type="checkbox"/> Southern Park County Fire Prot. District
chief@guffeyfire.net |

School Districts

- | | |
|--|--|
| <input checked="" type="checkbox"/> School District RE-1 (Platte Canyon)
mschmidt@pcsdk12.org | <input type="checkbox"/> Guffey Charter School
jsampson@guffeyschool.org |
|--|--|

School District RE-2 (Fairplay)
cindy.bear@parkcountyre2.org

Lake George Charter School
drwade@lgcsco.org

Utility Companies

Colorado Natural Gas
jgutierrez@summitutilitiesinc.com

Xcel Energy
peter.h.kunz@xcelenergy.com

CORE Electric
bkaufman@core.coop

Bailey Water & Sanitation District
baileywater@aol.com

Will O Metropolitan District
admin@wowmetro.net

Division of Water Resources

Division 1 Engineer (South Platte)
sarah.brucker@state.co.us

Division 2 Engineer (Arkansas)
melissa.vanderpoel@state.co.us

Colorado Parks and Wildlife

Colorado Parks and Wildlife referrals usually are in the form of notice for possible 1041 wildlife permitting. A georeferenced map of Areas and Districts is available.

Area 1 Wildlife Manager
mark.lamb@state.co.us

Districts 524 & 525 Wildlife Manager
scott.murdoch@state.co.us

District 521 Wildlife Manager
ian.petkash@state.co.us

Area 13 Wildlife Manager
sean.shepherd@state.co.us

District 522 Wildlife Manager
tyler.stoltzfus@state.co.us

Districts 262-264 Wildlife Manager
bob.carochi@state.co.us

District 523 Wildlife Manager
dawson.swanson@state.co.us

Municipalities

Required for subdivisions within two miles of municipal boundary, otherwise at discretion of case manager.

Town of Fairplay
jsciacca@fairplayco.us

Town of Alma
gary.goettelman@townofalma.com

Homeowner's Association

- Add if the subject lot is within an HOA: _____

Other Agencies

- | | |
|---|--|
| <input checked="" type="checkbox"/> Park Cty. Advisory Board on the Environment
johnreiber@msn.com | <input checked="" type="checkbox"/> CO Dept. of Transportation, Region 2
Access Management Unit
adam.lancaster@state.co.us |
| <input type="checkbox"/> United States Forest Service
South Park Ranger District
joshua.voorhis@usda.gov | <input type="checkbox"/> United States Forest Service
South Platte Ranger District
brian.banks@usda.gov |
| <input type="checkbox"/> United States Forest Service
Pikes Peak Ranger District
carl.bauer@usda.gov | <input type="checkbox"/> U.S. Army Corps of Engineers
matthew.r.montgomery@usace.army.mil |
| <input type="checkbox"/> Bureau of Land Management
kberger@blm.gov | <input type="checkbox"/> Colorado State Land Board
courtney.hurst@state.co.us |
| <input type="checkbox"/> Teller-Park Conservation District
tellerparkcd@gmail.com | <input type="checkbox"/> Colorado Springs Utilities
jmchambers@csu.org |

Adjacent Counties

- | | |
|--|---|
| <input type="checkbox"/> Jefferson County
pzweb@jeffco.us | <input type="checkbox"/> Teller County
crepeaum@co.teller.co.us |
| <input type="checkbox"/> Douglas County
planning@douglas.co.us | <input type="checkbox"/> Fremont County
planning@fremontco.com |
| <input type="checkbox"/> Chaffee County
mcottom@chaffeecounty.org | <input type="checkbox"/> Summit County
planning@summitcountyco.gov |
| <input type="checkbox"/> Lake County
buildingpermits@co.lake.co.us | <input type="checkbox"/> Clear Creek County
frollenhagen@clearcreekcounty.us |

From: Mike Schmidt <mschmidt@pcsdk12.org>
Sent: Tuesday, February 17, 2026 9:22 AM
To: Julie Esterl
Cc: county.assessor@parkcountyco.gov; human.services@parkcountyco.gov; public.health2@parkcountyco.gov; public.works@parkcountyco.gov; pcfpdchief@gmail.com; jgutierrez@summitutilitiesinc.com; bkaufman@core.coop; scott.murdoch@state.co.us; johnreiber@msn.com; adam.lancaster@state.co.us; Shelli Yarbrough; Brandon Heacock; Allison Zan; Kay Wolf
Subject: Re: Referral Request - A25-0091 Bailey Water and Sanitation District Minor Subdivision (Park County)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning, Julie

Platte Canyon School District 1 has no concerns or comments.

Sincerely,

Mike

On Thu, Jan 29, 2026 at 3:22 PM Julie Esterl <julie.esterl@baselinecorp.com> wrote:

Referral Agencies,

On behalf of Park County Development Services, I am forwarding the following land development application to you for review and comment.

Case #: A25-0091

Case Name: Bailey Water and Sanitation District-Salzamar Minor Subdivision

Applicant: Bailey Water and Sanitation District

Request: The applicant is requesting a 3-lot subdivision of a 33.56-acre property for the purpose of creating a 0.22-acre lot for a proposed water treatment facility.

Legal Description: T07 R72 S30 SW4 TRACT A AND B IN SW4 AND SE4 AS DESC ON SURVEY R738408 30-7-72 – addressed as 19 County Road 64A, Bailey, CO.

Date of Planning Commission Hearing: Wednesday, February 25, 2026

Please return the attached Referral Response Form to me on or before Thursday, February 19, 2026.

Application materials may be accessed at the following Dropbox link:

<https://www.dropbox.com/scl/fo/pa4utzqk6gavp2y9su45f/AD6aZqxH5sRUwl2PfnkjXh4?rlkey=iu1bhefnmi59f3zod3ypqef5r&st=pegufo92&dl=0>

Please let me know if you have questions or need assistance accessing the application materials.

Thank you,

JULIE ESTERL | SENIOR PLANNER

Office: 303.202.5010 x 222 | Mobile: 608.215.9300

112 N. Rubey Drive, #210, Golden, CO 80403

www.baselinecorp.com | [Social Media](#)



--

Mike Schmidt

Superintendent, Platte Canyon S.D. 1

57243 US Hwy 285

P.O. Box 1069

Bailey, CO 80421

303-679-7402

PROMOTE EDUCATIONAL EXCELLENCE IN SAFE SCHOOLS

<http://www.plattecanyonschools.org>

Park County Planning Department

P.O. Box 1598

Fairplay, Colorado 80440

Phone: (719) 836-4261 • E-mail address: shelli.yarbrough@parkcountyco.gov

Contract Planner

Baseline Corporation

Phone: (303) 202-5010 ext. 222 • E-mail address: julie.esterl@baselinecorp.com

Referral Response

Submitted Date: January 29, 2026

Comment Deadline Date: February 19, 2026

Case #: A25-0091 Case Name: Bailey Water and Sanitation District-Salzamar Minor Subdivision

Applicant: Bailey Water and Sanitation District

Request: The applicant is requesting a 3-lot subdivision of a 33.56-acre property for the purpose of creating a 0.22-acre lot for a proposed water treatment facility.

Legal Description: T07 R72 S30 SW4 TRACT A AND B IN SW4 AND SE4 AS DESC ON SURVEY R738408 30-7-72 – addressed as 19 County Road 64A, Bailey, CO.

Date of Planning Commission Hearing: Wednesday, February 25, 2026

Date of BOCC Hearing: TBD

We have reviewed this referral and find that it **does** comply with our specific organization's concerns.

We have reviewed this referral and find that it **does not** comply with our specific organization's concerns for the following reasons:

We have reviewed this referral and find no conflicts with our interests.

A formal recommendation is under consideration and will be submitted to you prior to _____.

Please refer to the enclosed letter.

We offer the following comments regarding this referral:

ABE found no wildlife or environmental concerns.

ABE further recommends that the Army Corp of Engineers and the Colorado Department of Public Health and Environment be consulted regarding this application because of the proximity of the new water treatment facility to the South Platte River.

Signed: John Reiber

Date: February 12, 2026

Title: Chairman

Park County Planning Department

P.O. Box 1598

Fairplay, Colorado 80440

Phone: (719) 836-4261 • E-mail address: shelli.yarbrough@parkcountyco.gov

Contract Planner

Baseline Corporation

Phone: (303) 202-5010 ext. 222 • E-mail address: julie.esterl@baselinecorp.com

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We have reviewed this referral and find no conflicts with our interests.

A formal recommendation is under consideration and will be submitted to you prior to _____.

Please refer to the enclosed letter.

We offer the following comments regarding this referral:

Signed: Monica Jones Date: 02/02/2026

Title: Assessor

Park County Planning Department

P.O. Box 1598

Fairplay, Colorado 80440

Phone: (719) 836-4261 • E-mail address: shell.yarbrough@parkcountyco.gov

Contract Planner

Baseline Corporation

Phone: (303) 202-5010 ext. 222 • E-mail address: julie.esterl@baselinecorp.com

Referral Response

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We have reviewed this referral and find that it **does not** comply with our specific organization's concerns for the following reasons:

We have reviewed this referral and find no conflicts with our interests.

A formal recommendation is under consideration and will be submitted to you prior to _____.

Please refer to the enclosed letter.

We offer the following comments regarding this referral:

The proposed 3-lot subdivision of a 33.56-acre property for the purpose of creating a 0.22-acre lot for a proposed water treatment facility is located in Colorado Natural Gas certified service territory. Colorado Natural Gas has no objection to the land development application Case #: A25-0091 .

Please call 811 prior to digging!

Signed: Justin Gutierrez Date: 01/30/2026

Title: Engineer

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Tuesday, February 17, 2026 9:20 AM
To: Julie Esterl; county.assessor@parkcountyco.gov;
human.services@parkcountyco.gov; public.health2@parkcountyco.gov;
public.works@parkcountyco.gov; pcfpdchief@gmail.com;
mschmidt@pcsdk12.org; jgutierrez@summitutilitiesinc.com;
scott.murdoch@state.co.us; johnreiber@msn.com;
adam.lancaster@state.co.us
Cc: Shelli Yarbrough; Brandon Heacock; Allison Zan; Kay Wolf
Subject: RE: Referral Request - A25-0091 Bailey Water and Sanitation District Minor
Subdivision (Park County)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning, Julie

CORE Electric Cooperative has no concerns or comments.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop.



[Book time to meet with me](#)

From: Julie Esterl <julie.esterl@baselinecorp.com>
Sent: Thursday, January 29, 2026 3:22 PM
To: county.assessor@parkcountyco.gov; human.services@parkcountyco.gov;
public.health2@parkcountyco.gov; public.works@parkcountyco.gov; pcfpdchief@gmail.com;
mschmidt@pcsdk12.org; jgutierrez@summitutilitiesinc.com; Brooks Kaufman <BKaufman@core.coop>;
scott.murdoch@state.co.us; johnreiber@msn.com; adam.lancaster@state.co.us
Cc: Shelli Yarbrough <Shelli.Yarbrough@parkcountyco.gov>; Brandon Heacock

<Brandon.Heacock@parkcountyco.gov>; Allison Zan <Allison.Zan@parkcountyco.gov>; Kay Wolf <Kay.Wolf@parkcountyco.gov>

Subject: Referral Request - A25-0091 Bailey Water and Sanitation District Minor Subdivision (Park County)

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Referral Agencies,

On behalf of Park County Development Services, I am forwarding the following land development application to you for review and comment.

Case #: A25-0091

Case Name: Bailey Water and Sanitation District-Salzamar Minor Subdivision

Applicant: Bailey Water and Sanitation District

Request: The applicant is requesting a 3-lot subdivision of a 33.56-acre property for the purpose of creating a 0.22-acre lot for a proposed water treatment facility.

Legal Description: T07 R72 S30 SW4 TRACT A AND B IN SW4 AND SE4 AS DESC ON SURVEY R738408 30-7-72 – addressed as 19 County Road 64A, Bailey, CO.

Date of Planning Commission Hearing: Wednesday, February 25, 2026

Please return the attached Referral Response Form to me on or before **Thursday, February 19, 2026.**

Application materials may be accessed at the following Dropbox link:

<https://www.dropbox.com/scl/fo/pa4utzqk6gavp2y9su45f/AD6aZqxH5sRUwl2PfnkjXh4?rlkey=iu1bhefnmi59f3zod3ypqef5r&st=pegufo92&dl=0>

Please let me know if you have questions or need assistance accessing the application materials.

Thank you,

JULIE ESTERL | SENIOR PLANNER

Office: 303.202.5010 x 222 | Mobile: 608.215.9300

112 N. Rubey Drive, #210, Golden, CO 80403

www.baselinecorp.com | [Social Media](#)





COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access Permits

SH-285D /19 County Road 64A
Park County

February 18, 2026

Julie Esterl
Senior Planner - Baseline Corporation
PO BOX 1598
Fairplay, Colorado 80440

RE: Bailey Water & Sanitation District (File # A25-0091)

Julie,

I am in receipt of a referral request for comments for Bailey Water and Sanitation District - Salzamar Minor Subdivision, located at 19 County Road 64A Bailey, Colorado. Park County, (Parcel #16845 Account number R0016846). The submittals have been reviewed by CDOT. After review of all submitted documents, we have the following comments:

- CDOT Access and Utility permits are required.
- The existing access permit will need to be updated prior to subdivision approval.
- Lots 1 & 2 must share state highway access. State highway access will not be allowed for Lot 3 as it has access to the local road.
- The access will be required to be surfaced with pavement per CDOT standards from the highway roadway to the right-of-way line.
- Planning should be underway to relocate the bulk water fill station as access may be restricted in the future.

Please contact me at 719-924-2930 or kimberly.blanchard@state.co.us with any questions.

Sincerely,

Kimberly Blanchard

Kimberly Blanchard
CDOT R2 Access Management Trainee

xc: Shelli Yarbrough Park County Planning Dept. - shelli.yarbrough@parkcountyco.gov
Carrie Bernstein - Attorney for Salzamar Properties LLC - csb@ablawcolorado.com
Lancaster / file





DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, OMAHA DISTRICT
DENVER REGULATORY OFFICE
9307 SOUTH WADSWORTH BLVD
LITTLETON, CO 80128-6901

October 7, 2025

SUBJECT: Nationwide Permit Verification, NWO-2025-00907-DEN, Bailey Water and Sanitation District Water Intake Improvements

James Thomas
Bailey Water and Sanitation District
75 County Road 68
Bailey, CO 80421

Dear James Thomas:

This letter is in response to your September 18, 2025 Pre-construction Notification (PCN), requesting Department of the Army (DA) Nationwide Permit (NWP) verification for the above-referenced project. The project site is located at Latitude 39.406828°, Longitude -105.488370°, Bailey, Colorado.

For the above-referenced project you propose the rehabilitation and replacement of an existing in-stream infiltration gallery raw water intake and installation of a secondary back-up in-stream infiltration gallery adjacent to the existing one. Both infiltration galleries will include the following fill materials: 6-inches of sand for pipe under bedding, 18-inches of class B material for the intake screens, and 18 to 24 inches of rip rap for backfill to match the existing streambed elevation. For each infiltration gallery approximately 1.7 cubic yards (CY) of sand, 7.2 CY of class B material, and 14.8 CY of rip rap will be discharged into the North Fork of the South Platte River. In total, 47.4 CY of fill material will be discharged, resulting in the loss of approximately 0.011 acre of stream bed.

The U.S. Army Corps of Engineers (Corps) regulates the discharge of dredged and fill material into waters of the United States under Section 404 of the Clean Water Act (CWA) (33 U.S.C. 1344). The Corps' regulations are published in the *Code of Federal Regulations* at 33 CFR parts 320 through 332. NWPs are defined in the *Federal Register* published on December 27, 2021 (86 FR 73522) and January 13, 2021 (86 FR 2744). Based on a review of the information you furnished and available to us, we have determined the above referenced work requires DA authorization under Section 404 of the CWA.

Based upon the information you provided, we hereby verify that the work described above, is authorized by NWP 39, Commercial and Institutional

Developments. Please note that deviations from the original plans and specifications of your project could require additional authorization from this office. This NWP and associated Regional and General Conditions are enclosed and can be accessed on our website at: <https://www.nwo.usace.army.mil/Missions/Regulatory-Program/Colorado/>. Failure to comply with the General and Regional Conditions of this NWP, or the project-specific special conditions of this authorization, may result in the suspension or revocation of your authorization, and you may be subject to appropriate enforcement action. You shall comply with all terms and conditions associated with this NWP.

Unless this NWP is suspended, modified, or revoked, it is valid until **March 14, 2026**. It is incumbent upon you to remain informed of changes to this NWP. We will issue a public notice when the NWPs are reissued. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have twelve (12) months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP unless discretionary authority has been exercised on a case-by-case basis to modify, suspend, or revoke the authorization as per 33 CFR 330.6(b). Any project specific conditions listed in this letter continue to remain in effect after the NWP verification expires unless the district engineer removes those conditions.

To assist in your compliance with NWP General Condition 30, enclosed is a "Compliance Certification" form, which shall be signed and returned within 30 days of completion of the project, including any required mitigation. Your signature on this form certifies that you have completed the work in accordance with the terms and conditions of the NWP. Activities completed under the authorization of an NWP which was in effect at the time the activity was completed continue to be authorized by that NWP.

Authorizations under this NWP does not relieve permittees from obtaining permits or other authorizations from any required federal, state, or local agency.

If you have any questions, please contact Daniel Ishmael via email at Daniel.c.ishmael@usace.army.mil, by mail at the address above, or by phone at (720) 948-3266.

Sincerely,



Kiel Downing
Chief, Denver Regulatory Office

2 Enclosures:

1. NWP Fact Sheet with Regional and General Conditions
2. Compliance Certification

cc:

Matt Hess, Element Engineering

COMPLIANCE CERTIFICATION

Corps File Number: NWO-2025-00907-DEN
Permit Type: Nationwide Permit 39
Name of Permittee: James Thomas - Bailey Water and Sanitation District
County: Park
Date of Issuance: October 7, 2025
Corps Project Manager: Daniel Ishmael

Within 30 days of completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the following:

denverregulatorymailbox@usace.army.mil

OR

U.S. Army Corps of Engineers, Omaha District
Denver Regulatory Office
9307 South Wadsworth Blvd
Littleton, CO 80128-6901

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with the conditions of this permit, you are subject to permit suspension, modification, or revocation.

I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation was completed in accordance with the permit conditions.

Signature of Permittee

Date

From: Will Raatz <will.raatz@w2eng.com>
Sent: Thursday, February 26, 2026 8:12 AM
To: Julie Esterl
Cc: 'Anita Marchant'; baileywaterandsanitation@gmail.com; 'Shelli Yarbrough'; 'Brandon Heacock'; 'Allison Zan'; 'Kay Wolf'
Subject: RE: Bailey Water and Sanitation District (CO-0147010) Basis of Design Submittal: Water Treatment Plant Improvements
Attachments: [CDPHE Review Status 2026.02.26.pdf](#)
Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Julie,

One more update on the CDPHE review...the project is still showing as backlogged, so I'm not sure when it will get reviewed. We'll contact them for more information.

Thank you,

Will

Will Raatz – W2E
720.331.2332

From: Julie Esterl <julie.esterl@baselinecorp.com>
Sent: Wednesday, February 25, 2026 8:50 AM
To: will.raatz@w2eng.com
Cc: 'Anita Marchant' <anita@foothillslegalsolutions.com>; baileywaterandsanitation@gmail.com; 'Shelli Yarbrough' <Shelli.Yarbrough@parkcountyco.gov>; 'Brandon Heacock' <Brandon.Heacock@parkcountyco.gov>; 'Allison Zan' <Allison.Zan@parkcountyco.gov>; 'Kay Wolf' <Kay.Wolf@parkcountyco.gov>
Subject: RE: Bailey Water and Sanitation District (CO-0147010) Basis of Design Submittal: Water Treatment Plant Improvements

Thanks Will. I'll mention it.

JULIE ESTERL | SENIOR PLANNER
O:303.202.5010 X222 | C:608.215.9300


From: Will Raatz <will.raatz@w2eng.com>
Sent: Wednesday, February 25, 2026 8:48 AM
To: Julie Esterl <julie.esterl@baselinecorp.com>

Cc: 'Anita Marchant' <anita@foothillslegalsolutions.com>; baileywaterandsanitation@gmail.com; 'Shelli Yarbrough' <Shelli.Yarbrough@parkcountyco.gov>; 'Brandon Heacock' <Brandon.Heacock@parkcountyco.gov>; 'Allison Zan' <Allison.Zan@parkcountyco.gov>; 'Kay Wolf' <Kay.Wolf@parkcountyco.gov>
Subject: FW: Bailey Water and Sanitation District (CO-0147010) Basis of Design Submittal: Water Treatment Plant Improvements

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Julie,

Below is confirmation that the project has been submitted to CDPHE. Perhaps we can take that off the list too.

Thank you,

Will

Will Raatz – W2E
720.331.2332

From: WQEngReview - CDPHE, CDPHE <cdphe.wqengreview@state.co.us>
Sent: Tuesday, September 30, 2025 11:37 AM
To: Matt Hess <Matt.Hess@bowman.com>
Cc: Will Raatz <will.raatz@w2eng.com>; Nick Marcotte <Nick.Marcotte@bowman.com>; Alice Arsenault <Alice.Arsenault@bowman.com>
Subject: Re: Bailey Water and Sanitation District (CO-0147010) Basis of Design Submittal: Water Treatment Plant Improvements

The WQCD Engineering Section has received your drinking water application and plans and specifications for the BAILEY WSD - New WTP project. At any time, you may use the Active Project Status to view the status of this application, the assigned review engineer, and a listing of all projects in the review queue. While the Engineering Section typically queues projects based on the submittal date, please be aware that we may prioritize projects for public health and environmental emergencies. The Engineering Section currently has a backlog of approximately 3 months that may lapse prior to working on new projects. Your primary point of contact for this project is the assigned review engineer. Prior to assignment of a review engineer, please contact one of the unit managers for any additional information. Emily Wong may be contacted by telephone at 303-692-3566 or by email at emily.wong@state.co.us, Michael Emming may be contacted by telephone at 303-692-6337 or by email at michael.emming@state.co.us, and Paul Kim may be contacted by telephone at 303-692-3279 or by email at paul.kim@state.co.us.

James Alcorn
Program Assistant
Engineering Section



M 303.692.3539 | F 303.782.0390
4300 Cherry Creek Drive South, Denver, CO 80246
jamesa.alcorn@state.co.us | www.colorado.gov/pacific/cdphe

24-hr Environmental Release/Incident Report Line: 1-877-518-5608

On Fri, Sep 26, 2025 at 1:57 PM Matt Hess <Matt.Hess@bowman.com> wrote:

I'm using Mimecast to share large files with you. Please see the attached instructions.

Hi CDPHE,

For review and approval, we have attached the Basis of Design Report, plans, and technical specifications for the Bailey Water and Sanitation District's proposed Water Treatment Plant Improvements project, which should be downloadable with the Mimecast link above. This project is also associated with the DWRP Project No. 190121D-Q.

In addition to the BDR PDF, we have also attached separately the 3rd Party Validation Report for the proposed Hallet 1000P UV Reactors. The report is marked "Confidential", so we didn't want it to be in public record.

Please let me know if you have any issues downloading the documents. Otherwise feel free to reach out if you have any questions or comments!

Regards,

Matthew A. Hess, PE

Project Engineer

Element, a **BOWMAN** Company

7245 W. Alaska Dr, Suite 210, Lakewood, CO 80226

M: (720) 484-0504

Matt.Hess@bowman.com | bowman.com

----- Forwarded message -----

From: matt.hess@bowman.com

To: cdphe.wqengreview@state.co.us

Cc:

Bcc:

Date: Fri, 26 Sep 2025 15:55:23 -0400

Subject: You've been sent large files



You've been sent large files

Matt Hess sent you large files. Download them before Sat, 18 Oct 2025 01:59 -0400.

Files

25_09_23 Basis of Design B...ompiled.pdf (59.5 MB)

UV Pure Hallett 1000 Repor...ly 2022.pdf (12.6 MB)

[Download Files](#)



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From: Julie Esterl
Sent: Thursday, February 26, 2026 9:32 AM
To: Julie Esterl
Subject: RE: Bailey Water Plans

From: Boothe, Gary W. <Gary.Boothe@denverwater.org>
Sent: Tuesday, July 29, 2025 8:28 AM
To: will.raatz@w2eng.com
Subject: Bailey Water Plans

Will,

I had one of our engineers review your plans and he did not have any issues or comments. Please let me know if you have any questions.

Thanks,

Gary W. Boothe | Manager of Real Estate
Denver Water | t: 303-628-6158 | c: 720-394-4689
denverwater.org | denverwater.org/TAP
Stay in the H2O know! Subscribe to [TAP](#).
Follow us on [Twitter](#), [Instagram](#) and [Facebook](#).

